

EXHIBIT 30

to

**DECLARATION OF ABIGAIL WALD IN SUPPORT
OF DEFENDANT CITY AND COUNTY OF SAN
FRANCISCO'S OPPOSITION TO PLAINTIFFS'
MOTION FOR PRELIMINARY INJUNCTION**

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7 CORRECTED IN THE FINAL CERTIFIED TRANSCRIPT.

8
9 THE VIDEOGRAPHER: Good morning. Here
10 begins media number one in the deposition of Sam
11 Patel, the person most knowledgeable for 2930 El
12 Camino LLC in the matter of Jane Roe, Mary Roe,
13 Susan Roe, et al., vs. City and County of San
14 Francisco, venued in the U.S. District Court for the
15 Northern District of California. Case number is
16 424CV01562 JST.

17 Today's date is Thursday, September 18,
18 2025. The time on the video monitor is
19 approximately 10:08 a.m. Pacific time. The video
20 operator is Steve Patapoff, contracted by Behmke
21 Reporting & Video Services, Incorporated. This
22 video deposition is taking place at 1390 Market
23 Street, 7th Floor, San Francisco, California 94102,
24 and was noticed by John George, deputy city attorney
25 of the San Francisco city attorneys office.

1 What is it supposed to do?

2 A. So --

3 MR. MINOIEFAR: Object to form.

4 THE WITNESS: It should have regular -- why
5 are there no regular patrols going on there. Why
6 did the city allow people to hang there for that
7 long? If it -- if we didn't complain, the city
8 never would have done anything with it. They would
9 have just allowed it.

10 BY MR. GEORGE:

11 Q. So it's the cities failure to do something
12 that allowed that to happen. Is that what you're
13 saying?

14 MR. MINOIEFAR: Object to form.

15 THE WITNESS: Yes.

16 BY MR. GEORGE:

17 Q. Did the -- did Glide distribution of smoking
18 supplies cause the specific incident that you're
19 describing where the sidewalk was impassable to
20 happen?

21 MR. MINOIEFAR: Object to form.

22 THE WITNESS: I don't know. I have no
23 knowledge of that.

24 BY MR. GEORGE:

25 Q. Do you have any position whatsoever on that?

1 A. No.

2 Q. Did the Cova hotel cause that specific
3 impasse ability that you just described on Polk
4 street?

5 MR. MINOIEFAR: Object to form.

6 THE WITNESS: I don't know. I have no
7 opinion.

8 BY MR. GEORGE:

9 Q. You have no opinion one way or the other?

10 A. No.

11 Q. Do you have any evidence to support the
12 position that the Cova caused that impasse ability?

13 MR. MINOIEFAR: Object to form.

14 THE WITNESS: No.

15 BY MR. GEORGE:

16 Q. Do you have any evidence whatsoever to show
17 that the 685 Ellis Street caused that impasse
18 ability that you just described?

19 MR. MINOIEFAR: Object to form.

20 THE WITNESS: No.

21 BY MR. GEORGE:

22 Q. Do you have any position whatsoever that the
23 operation of the Tenderloin linkage center caused
24 that to happen?

25 MR. MINOIEFAR: Object to form.

1 A. I don't know where. Like I said, I -- if
2 you don't mind just asking me two different
3 questions, I'd appreciate it. If it's on the
4 property, just tell me and I'll answer that. Then
5 if it's -- if you're talking about the surrounding
6 property, I'll answer it that way so it will
7 probably be easier for both of us.

8 Q. Well, I mean, it's kind of a full stop
9 question. It seems like you don't know of any
10 incident -- let me say it this way. You don't know
11 of any incident in which a Best Western guest has
12 been injured by a homeless person or a drug addict
13 since 2020 at all in San Francisco. Is that
14 correct?

15 A. That's correct.

16 Q. Okay?

17 A. I don't know.

18 Q. Great, great. Ken might know that?

19 A. No he's not going to know if somebody got
20 hurt in San Francisco.

21 Q. And on the property, I think we covered this
22 already. But on the property there hasn't been an
23 incident where a guest has been injured by a person
24 whose causing these nuisances. Is that right?

25 MR. MINOIEFAR: Object to form.

1 THE WITNESS: That's correct.

2 BY MR. GEORGE:

3 Q. When was the last time that the fear of
4 physical harm interfered with the Best Western use
5 or enjoyment of the property?

6 MR. MINOIEFAR: Object to form.

7 THE WITNESS: From people not coming the our
8 property. I mean, that's creating a problem for us,
9 through the reviews. When the reviews say hey,
10 don't go there, the surrounding area is bad.

11 BY MR. GEORGE:

12 Q. Do you -- when people don't book a room at
13 the Best Western, do you know why they did not book
14 a room at the Best Western?

15 A. Personally? I mean, specifically for
16 individual person, no. I can't do that. I'm just
17 relying on and I see what the reviews say, what they
18 say.

19 Q. So you are assuming that those reviews are
20 causing a decline in your business. Is that
21 correct?

22 A. I'm relying on that and the star reports.
23 Can I see what our competitors and what the San
24 Francisco itself is doing and what my property is
25 doing and then I compare it to the reviews. So

1 BY MR. GEORGE:

2 Q. Do you have any reason to believe that those
3 people were specifically at that location doing
4 drugs because of an act by the city?

5 MR. MINOIEFAR: Object to form.

6 THE WITNESS: Well, the city itself didn't
7 act to it to tell them to go do drugs there but they
8 didn't not act on it saying hey what are you doing,
9 what is going on here.

10 BY MR. GEORGE:

11 Q. So the failure that you see on behalf of the
12 city is that the city didn't prevent those people
13 from sitting down in that spot and doing drugs. Is
14 that right?

15 A. That's right.

16 Q. And the city failed to have a cop there or
17 somebody to you know, get those people out of that
18 location?

19 A. Yes.

20 Q. Any other failing that the city -- any other
21 action that the city should have taken to deal with
22 those people?

23 MR. MINOIEFAR: Object to form.

24 THE WITNESS: I don't know any other.

25 BY MR. GEORGE:

1 MR. MINOIEFAR: Object to form.

2 THE WITNESS: I haven't taken any action but
3 I can tell you why I didn't if you want to know
4 that.

5 BY MR. GEORGE:

6 Q. Have you reported any drug sales to a police
7 non-emergency number?

8 A. No.

9 Q. Do you know if Ken has?

10 A. I don't know that.

11 Q. Would Ken know about any documentation of
12 any open drug sales around the Best Western?

13 MR. MINOIEFAR: Object to form.

14 THE WITNESS: He may.

15 BY MR. GEORGE:

16 Q. Do you know why -- well, let me withdraw
17 that. Do you know if the open drug sales that are
18 around the Best Western that were happening are
19 connected in any way to the distribution of any drug
20 paraphernalia by Glide?

21 A. No.

22 Q. Do you know if they're connected in any way
23 to any distribution of drug paraphernalia by SF AIDS
24 foundation?

25 A. No.

1 A. Yes.

2 Q. Does 2390 know why those people are doing
3 those particular actions that are causing the
4 problems on 6 and 7?

5 MR. MINOIEFAR: Object to form.

6 THE WITNESS: No.

7 BY MR. GEORGE:

8 Q. Does 2390 believe that the city distributing
9 smoking supplies has caused the problems on 6 and 7?

10 MR. MINOIEFAR: Object to form.

11 THE WITNESS: I don't know that.

12 BY MR. GEORGE:

13 Q. You don't know one way or the other whether
14 Best Western thinks that these problems identified
15 in Exhibit 3 on 6 and 7 were caused by the
16 distribution of smoking supplies. Is that correct?

17 A. That's correct.

18 Q. Are you familiar with a phrase containment
19 zone?

20 A. Yes.

21 Q. What does that mean to you?

22 A. You put a barrier around something to
23 contain it.

24 Q. Has the city created a containment zone in
25 the Tenderloin?

1 MR. MINOIEFAR: Object to form.

2 THE WITNESS: Not to my knowledge.

3 BY MR. GEORGE:

4 Q. Does the Best Western serve alcohol?

5 A. No.

6 Q. Is there a bar on the premises?

7 A. No.

8 Q. Okay. I think I may have asked this so I

9 apologize if I have. But are you familiar with

10 glides distribution of smoking supplies?

11 A. No.

12 Q. Do you have any reason to believe that the
13 people who have done drugs or are camping in front
14 of the Best Western have gotten drug surprise from
15 Glide?

16 MR. MINOIEFAR: Object to form.

17 THE WITNESS: No.

18 BY MR. GEORGE:

19 Q. Any reason to believe that they've gotten
20 their drug supplies from the SF AIDS foundation?

21 MR. MINOIEFAR: Object to form.

22 THE WITNESS: No.

23 BY MR. GEORGE:

24 Q. Any reason to believe that they have gotten
25 their drug supplies from the city in any way?

1 MR. MINOIEFAR: Object to form.

2 THE WITNESS: No.

3 BY MR. GEORGE:

4 Q. Have you ever had positive experience with
5 city employee who is trying to keep the streets
6 clean?

7 A. Yes.

8 Q. And when was the last time that that
9 happened where you had a positive experience?

10 A. Just last week.

11 Q. And can you describe that for me?

12 A. It was with Sam Dodge. We talked about the
13 area. We talked about the property at 790 Ellis
14 Street, we met with the Tenderloin captain, I
15 believe his name is mat, I forgot his last name.
16 Met with him and he met with one other officer also
17 at the property.

18 Q. So you met with -- this was at 790 Ellis.

19 Is that correct?

20 A. That's correct.

21 Q. And you met with sounds like two SFPD
22 officers, including the captain of the Tenderloin
23 station is that right?

24 A. Yes.

25 Q. Did you ask for that meeting?

1 see any of the nuisances that you've described

2 today?

3 A. No.

4 Q.

5 MR. MINOIEFAR: Object to form, belatedly.

6 BY MR. GEORGE:

7 Q. Is the -- do you have any reason to doubt

8 that this is an accurate photo of the premises, the

9 Best Western premises in January of 2023?

10 MR. MINOIEFAR: Object to form.

11 THE WITNESS: No.

12 BY MR. GEORGE:

13 Q. I'm going to introduce Exhibit 9?

14 (Whereupon Exhibit # was marked for

15 identification.)

16 BY MR. GEORGE:

17 Q. And Exhibit 9 is another Google street view

18 image. This one at 701 Polk treat which is the

19 corner of Polk and Eddy and it's dated

20 December 2024. Do you recognize this scene?

21 A. Yes.

22 Q. And do you recognize the hotel as the Best

23 Western in this photo?

24 A. Yes.

25 Q. Do you see any of the nuisances that you are

1 discussing today?

2 MR. MINOIEFAR: Object to form.

3 THE WITNESS: No.

4 BY MR. GEORGE:

5 Q. Do you have any reason to doubt that this is

6 an accurate photo of the seen in front of the Best

7 Western in December of 2024?

8 MR. MINOIEFAR: Object to form.

9 THE WITNESS: No.

10 BY MR. GEORGE:

11 Q. I'll introduce exhibit number ten?

12 (Whereupon Exhibit # was marked for

13 identification.)

14 BY MR. GEORGE:

15 Q. Exhibit 10 is another Google street view

16 image. This one pictures Polk as well as willow

17 street. It's on the corner of Polk and willow. The

18 address is 716 Polk Street, and it's dated January

19 of 2025.

20 Do you recognize what's in this image?

21 A. Yes.

22 Q. Do you recognize it as the Best Western

23 hotel?

24 A. Yes.

25 Q. And do you see any of the nuisances that

1 we've discussed today?

2 MR. MINOIEFAR: Object to form.

3 THE WITNESS: No.

4 BY MR. GEORGE:

5 Q. Do you have any reason to doubt that this is
6 an accurate image of this location in January of
7 2025?

8 MR. MINOIEFAR: Object to form.

9 THE WITNESS: No.

10 BY MR. GEORGE:

11 Q. You can set that one aside. I want to
12 introduce number 11?

13 (Whereupon Exhibit # was marked for
14 identification.)

15 BY MR. GEORGE:

16 Q. Exhibit No. 11 is another Google street view
17 image. This one is dated May of 2025, and it
18 pictures the corner of Polk and Eddy street and the
19 address is 701 Polk. Do you recognize the hotel as
20 the Best Western in this photo?

21 A. Yes.

22 Q. And do you see any of the nuisances that
23 you've described today in the photo?

24 A. No.

25 Q.

1 MR. MINOIEFAR: Object to form.

2 BY MR. GEORGE:

3 Q. Any reason to doubt that this is an accurate
4 photo from the date that it was taken in May of
5 2025?

6 A. No.

7 Q. I'll do exhibit number 12?

8 (Whereupon Exhibit # was marked for
9 identification.)

10 BY MR. GEORGE:

11 Q. Exhibit 12 is another Google street view
12 image. This one is picketing Polk -- the Polk side
13 of the building, and it's dated March of 2022. Do
14 you recognize the building in this image as the Best
15 Western?

16 A. Yes.

17 Q. And the sign is the old motor lodge sign,
18 correct?

19 A. Yes.

20 Q. Was this before the hotel had reopened as a
21 tourist hotel?

22 A. Yes.

23 Q. So during this time period, this was while
24 it was being operated as a shelter in place hotel.

25 Is that correct?

1 BY MR. GEORGE:

2 Q. Exhibit 14 is a Google street view image,
3 this one the address is 718 Polk, and it pictures a
4 portion of willow street as well as Polk street and
5 it's dated December 2024. Do you recognize the
6 hotel in this as the Best Western hotel?

7 A. Yes.

8 Q. And do you see any of the nuisances that
9 you've described today that are in this?

10 MR. MINOIEFAR: Object to form.

11 THE WITNESS: No.

12 BY MR. GEORGE:

13 Q. Do you have any reason to doubt that this is
14 an accurate photograph of the scene that's pictured
15 in this image when it was taken in December of 2024?

16 MR. MINOIEFAR: Object to form.

17 THE WITNESS: No.

18 BY MR. GEORGE:

19 Q. I'll introduce Exhibit 15?

20 (Whereupon Exhibit # was marked for
21 identification.)

22 BY MR. GEORGE:

23 Q. Exhibit 15 is a Google street view image,
24 the address is 729 Polk Street, and it's dated May
25 of 2025 and it pictures the back of the hotel,

1 including a portion of willow street as well as part
2 of Polk street. Do you recognize the image in this
3 photograph?

4 A. Yes.

5 Q. And is the Best Western hotel?

6 A. Yes.

7 Q. Do you see any of the nuisances that we've
8 been discussing today in this photograph?

9 MR. MINOIEFAR: Object to form.

10 THE WITNESS: No.

11 BY MR. GEORGE:

12 Q. Do you have any reason to doubt that this is
13 an accurate photo of the seen when it was taken in
14 May of 2025?

15 MR. MINOIEFAR: Object to form.

16 THE WITNESS: No.

17 BY MR. GEORGE:

18 Q. All right. I'm going to introduce
19 Exhibit 16?

20 (Whereupon Exhibit # was marked for
21 identification.)

22 BY MR. GEORGE:

23 Q. Exhibit 16 is a Google street view image,
24 address 729 Polk Street, and it's dated November of
25 2015. Do you recognize the image in this -- in this

1 A. Yes.

2 Q. Do you recall contacting Sam at all in
3 January of 2023?

4 A. I don't recall.

5 Q. I'll introduce exhibit number 20?

6 (Whereupon Exhibit # was marked for
7 identification.)

8 BY MR. GEORGE:

9 Q. Exhibit 20 is a Google street view image,
10 the address is 120 Willow Street, and it's dated
11 January of 2025. It's looking east on willow
12 towards Polk street. Do you recognize the scene in
13 this photograph?

14 A. Yes.

15 Q. And does it picture the back of the Best
16 Western and willow street?

17 A. Yes.

18 Q. Do you see any of the nuisances that we've
19 been talking about today in this photo?

20 A. No.

21 Q. Do you have any reason to doubt that this is
22 an accurate photo of the seen as it was on the day
23 it was taken in January of 2025?

24 MR. MINOIEFAR: Object to form.

25 THE WITNESS: No.

1 BY MR. GEORGE:

2 Q. Can you see the exit from -- the exit garage
3 door from the Best Western?

4 A. Yes.

5 Q. Is there anything obstructing it?

6 A. No.

7 Q. I'll introduce Exhibit 21?

8 (Whereupon Exhibit # was marked for
9 identification.)

10 BY MR. GEORGE:

11 Q. Exhibit 21 is a Google street view image
12 from 120 Willow Street and it's dated May of 2025.
13 It pictures willow street looking east towards Polk
14 street. Do you recognize the scene in this image?

15 A. Yes.

16 Q. And it's the back of the Best Western hotel
17 as well as a portion of willow street. Is that
18 right?

19 A. Yes.

20 Q. Do you see the exit door, the garage door to
21 the garage from the Best Western?

22 A. Yes.

23 Q. Is anything obvious obstructing it?

24 A. No.

25 Q. Do you see any of the nuisances that we've

1 been describing today in this photo?

2 MR. MINOIEFAR: Object to form.

3 THE WITNESS: No.

4 BY MR. GEORGE:

5 Q. Do you have any reason to doubt this is an

6 accurate photograph of the scene as it was on the

7 day it it was taken in May of 2025?

8 MR. MINOIEFAR: Object to form.

9 THE WITNESS: No.

10 BY MR. GEORGE:

11 Q. I'll introduce Exhibit 22?

12 (Whereupon Exhibit # was marked for

13 identification.)

14 BY MR. GEORGE:

15 Q. Exhibit 22 is a Google street view image

16 from 120 Willow Street. It's dated April of 2019

17 and it's an image of Polk street looking east

18 towards -- sorry. It's an image of willow street

19 looking east towards Polk street. Do you recognize

20 the back of the Best Western hotel here?

21 A. Yes.

22 Q. And it's on the right-hand side of the

23 photograph, correct?

24 A. Yes.

25 Q. Do you see any of the nuisances that we've